

FOXWOOD at PANTHER RIDGE HOA

Board of Directors Meeting

Date: Tuesday, May 16, 2017

Time: 6:30 PM

Location: Bradenton Fire Department Station #5

APPROVED

Call to Order: The meeting was called to order at 6:40PM by Nikki Olarsch.

Proof of Notice of Meeting: The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

Quorum: Present were President; Nikki Olarsch, Treasurer; Keith Downs, Vice President; Holly Chamberlain and directors; John O'Keefe and Matt Shapiro. Also present was Nicole Banks of Sunstate Management.

Minutes: Keith made a MOTION seconded by Matt, to waive the reading and approve minutes from February 21, 2017 and March 25, 2017 meetings as presented. Motion passed unanimously.

Presidents Report:

- Nikki encouraged owners to get involved in the community and to share thoughts regarding the park.

Treasurers Report:

- Keith reported from the April 30, 2017 financial statements.
- Nicole will send Keith a detail of 2017 legal expenses. If it is collectable, it should be listed as an asset (receivable), on the balance sheet. Attorney's fees should be accrued.

Management Report:

- Nicole reported from the May Action List.
- MOTION made by Keith, seconded by John to not accept the check for the reduced payment amount. The Board requires the owner to honor the original agreement. MOTION passed unanimously.
- LOT 18 needs brought back into compliance. Nicole will send them a final letter prior to Hearing Panel.
- LOT 35 – Nicole will contact the owner and ask him to level the dirt piles.
- LOT 74- Nicole will take a look regarding visible bladder and equipment.

Committee Reports:

- Drainage Committee- Nikki provided an update on their project. The major outflow drainage was not addressed yet. The details are available at www.myfpr.com Holly also noted the issue with Brazilian pepper trees and an herbicide treatment would be beneficial. The Board will request that a county rep attend the next Board meeting. Lot owner was unhappy with the county's use of prison workers and was interfering with the work being done. This owner also demanded that they leave the community. The Board discussed a plan to get the drainage project completed.
- Lot 74 Owner expressed concern regarding the lot near The Concession and potential parking violations.
- BRB Committee- The BRB met at 6pm today. They approved the BRB applications from LOT 55 and 56.

Unfinished Business: None.

New Business:

- Updating Governing Documents- Reference 9.10 Commercial Activities Prohibited – consider adding “prohibit in support of commercial activities”. LOT 73 is owned by the Concession. (Ref. 9.01 Residential). The Board will review the current documents and provide suggestions and recommendations to be submitted to a committee.
 - A Board established collections policy will be reviewed and voted on to be followed.
 - Nicole will send established policies to the board for review.

- Compliance Procedures-The Board will review the draft procedures. John would like to have policies adopted by the Board and then those policies to be followed by management.
- Additional Trail Clearing- The Board will look at the trail that has not yet been cleared.
- Matt suggested that the Board look into electronic communications vs. mail.
- Community and Park Improvements- The park entrance gate needs to have holes drilled so the gate can be properly held shut. Also, the walking access opening to the park needs attention. The Board will contact the county regarding the possibility of installed community gates.
 - MOTION made by Matt, seconded by Holly to begin the process regarding a gated community. MOTION passed unanimously.
 - MOTION made by Matt, seconded by Holly to research to upgrade the electrical at the entrance to LED / Solar. MOTION passed unanimously.
- Matt suggested that the Board suspend the voting rights of owners not in good standing with the association. This would allow the quorum number requirement to be adjusted.

With no further business to discuss, Nikki adjourned the meeting at 8:40pm.

Next meeting will be on Tuesday, June 20, 2017 at 6:30pm.

Respectively submitted,

Nicole Banks, CAM Sunstate Management